

Request for Council Action

Originator Planning	Item Rezone Multiple parcels in the Penn American District as recommended by the Penn American District Plan
Agenda Section Ordinance – Public Hearing	Date 1/5/2015
Description	

GENERAL INFORMATION

Applicant: City of Bloomington

Locations and Request:

Case Letter	Addresses	Rezone Primary District
A	1600 and 1700 West 82 nd Street and 8101 Knox Avenue South	From CO-1 (Commercial Office) to C-4 (Freeway Office) <i>[SouthPoint Office Center]</i>
B	8100 Knox Avenue South	From R-1 (Single-Family Residential) to RM-50 (Multiple-Family Residential) <i>[Knox Landing Apartments]</i>
C	8100 Penn Avenue South	From CO-0.5 (Commercial Office) to C-4 (Freeway Office) and B-1 (Neighborhood Office) <i>[Southtown Office Park]</i>
D	8000 and 8040 Penn Avenue South	From B-3 (General Business) to C-5 (Freeway Mixed Use) <i>[Bloomington Chrysler Jeep auto dealership]</i>
E	7901 and 7999 Penn Avenue South	From CR-1 (Regional Commercial) to C-3 (Freeway Commercial Center) <i>[Wedding Day Jewelers and Jiffy Lube]</i>
F	7803 Penn Avenue South	From CR-1 (Regional Commercial) to C-3 (Freeway Commercial Center) and C-5 (Freeway Mixed Use) <i>[Southtown Shopping Center]</i>
G	1700, 1750, and 1800 American Boulevard West and 1601 Southtown Drive	From CR-1 (Regional Commercial) to C-4 (Freeway Office) <i>[Lucky's and Mitsubishi and Lupient auto dealerships]</i>
H	1601 and 1701 American Boulevard West, 1600 West 81 st Street and 8033 Knox Avenue South	From C-1 (Freeway Office and Service) to C-5 (Freeway Mixed Use) <i>[Luther Kia and Fiat auto dealerships]</i>
I	8030 Humboldt Avenue South	From C-1 (Freeway Office and Service) to C-4 (Freeway Office) <i>[Luther Infiniti of Bloomington auto dealership]</i>

Please Note: The existing Planned Development (PD) overlay zoning districts will remain in place.

DEADLINE FOR AGENCY ACTION

Waived by applicant

STAFF CONTACT

Jason Schmidt, Planner

(952) 563-8922 Jschmidt@BloomingtonMN.gov

Requested Action

RECOMMENDATION

Staff recommends the following motion:

In Case 10940ABCDEFGHI-14, move to continue the public hearing to January 26, 2015.

The Planning Commission recommends denial of all nine rezonings based on concerns about new zoning district requirements being too prescriptive.

The Housing and Redevelopment Authority recommends proceeding with the rezonings as recommended in the adopted District Plan.

Attachments:

Staff Report

Rezoning Ordinance

Comparison of Standards for Each Rezoning Area

Planning Commission Minutes - 9/11/14 - Draft

HRA Recommendation Letter

Memo - HRA & Community Development

Correspondence Received - Robert Cunningham, Melrose Company

Correspondence Received - Stinson, Leonard, Street - Lupient Chevrolet

Correspondence Received - Code Changes - Stinson, Leonard, Street - Lupient

Correspondence Received - Beck Law Office - Luther

Correspondence Received - Larkin Hoffman - Kraus Anderson

Correspondence Received - McComb Group - Kraus Anderson

Correspondence Received - Citizen Letters

Correspondence Received - Cerron Properties

Correspondence Received - InSite Commercial

Correspondence Received - Building Owners & Managers Association

Correspondence Received - Bloomington Chamber of Commerce

Correspondence Received - Kraus Anderson

Correspondence Received - Kohl's

Correspondence Received - Luther

Correspondence Received - Jim Leary CBRE

Summary of Phone Calls Received 11/24-12/01